104.0	0008	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,200 /	741,200
					USE VALUE:	741,200 /	741,200
					ASSESSED:	741,200 /	741,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITZPATRICK JOHN D
Owner 2:	
Owner 3:	
Street 1:	35 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARRY PHYLLIS M -
Owner 2:	-
Street 1:	35 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Clapboard Exterior and 1858 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8770.000	261,900	1,100	478,200	741,200
Total Card	0.201	261,900	1,100	478,200	741,200
Total Parcel	0.201	261,900	1,100	478,200	741,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.01 | /Parcel: 399.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 67313

GIS Ref

GIS Ref

Insp Date 09/14/18

!8309!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	261,900	1100	8,770.	478,200	741,200		Year end	12/23/2021
2021	101	FV	252,800	1100	8,770.	478,200	732,100		Year End Roll	12/10/2020
2020	101	FV	252,800	1100	8,770.	478,200	732,100	732,100	Year End Roll	12/18/2019
2019	101	FV	209,700	1200	8,770.	478,200	689,100	689,100	Year End Roll	1/3/2019
2018	101	FV	209,700	0	8,770.	409,900	619,600	619,600	Year End Roll	12/20/2017
2017	101	FV	209,700	0	8,770.	382,500	592,200	592,200	Year End Roll	1/3/2017
2016	101	FV	209,700	0	8,770.	327,900	537,600	537,600	Year End	1/4/2016
2015	101	FV	196,500	0	8,770.	293,700	490,200	490,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:06:22

LAST REV

Date	Time
10/01/18	15:47:52
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8309

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARRY PHYLLIS	1355-69		6/20/2008		460,000	No	No		
	546-125		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	67313
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2016	252	Insulate	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	BS	Barbara S
2/28/2009	Meas/Inspect	372	PATRIOT
4/6/2000	Inspected	264	PATRIOT
8/5/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8770		Sq. Ft.	Site		0	70.	0.78	4									478,173						478,200	

Total AC/HA:	0.20133	Total SF/SM:	8770	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	478,173	Spl Credit		Total:	478,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	147.874
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355880
Depreciation:	93952
Depreciated Total:	261928

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

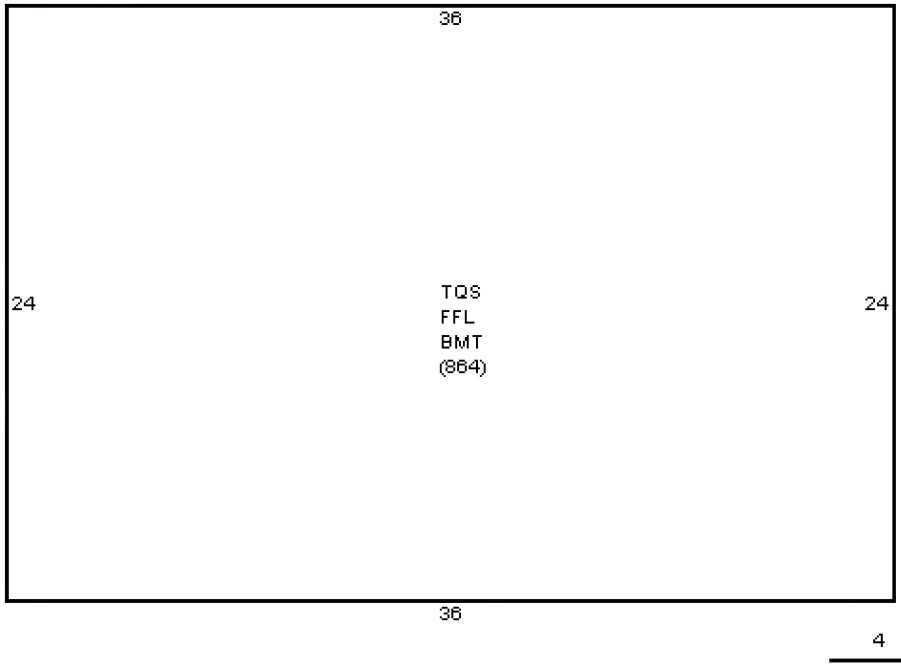
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	147.87
Special Features:	0	Val/Su Net:	110.23
Final Total:	261900	Val/Su SzAd	173.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	55.900	48,295
FFL	First Floor	864	147.870	127,763
TQS	3/4 Story	648	147.870	95,822

Net Sketched Area:	2,376	Total:	271,879
Size Ad	1512	Gross Area	2592	FinArea	1858
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X20	A	AV	1970	3.29	T	39.2	101			700			700
22	Wood Deck	D	Y	1	5X7	A	AV	1980	16.00	T	31.2	101			400			400

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100